

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	4/22/2026	Borrower	Brian Egan Black	Loan Term	30 years
Closing Date	4/23/2026		1621 Marshall St	Purpose	Purchase
Disbursement Date	4/23/2026		Baltimore, MD 21230	Product	Fixed Rate
Settlement Agent	Eastern National Title	Seller	K. Hovnanian at Locke Landing, LLC	Loan Type	☐ Conventional ☒ FHA
File #	MD6771		2391 Brandermill Blvd, Ste 300		☐ VA ☐ _____
Property	101b E. Cromwell Street Baltimore, MD 21230		Gambrills, MD 21054		
		Lender	K. Hovnanian American Mortgage, LLC.	Loan ID #	2510095210
Sale Price	\$570,000			MIC #	244-3697613-703

Loan Terms		Can this amount increase after closing?
Loan Amount	\$550,925	NO
Interest Rate	6.125 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,347.48	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest			\$3,347.48
Mortgage Insurance	+		224.38
Estimated Escrow <i>Amount can increase over time</i>	+		368.97
Estimated Total Monthly Payment			\$3,940.83
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$673.97 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☒ Other: HOA <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$38,098.24	Includes \$16,220.62 in Loan Costs + \$21,877.62 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$2,209.77	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$2,588.66				
01	0.125 % of Loan Amount (Points)	\$688.66				
02	Administrative Fee	\$155.00				
03	Courier Fee	\$145.00				
04	Processing Fees	\$800.00				
05	Underwriting Fees	\$800.00				
06						
07						
08						
B. Services Borrower Did Not Shop For		\$13,631.96				
01	Appraisal Fee to Dart Appraisals	\$570.00				
02	Credit Report to Factual Data	\$300.00				
03	Mortgage Insurance Premium to Enact	\$9,475.37				
04	Title - Delivery Fees to Eastern National Title Agency	\$93.59		\$8.93		
05	Title - Endorsement/Riders to Eastern National Title Agency	\$100.00				
06	Title - Lender's Title Insurance to Eastern National Title Agency	\$1,825.00				
07	Title - Search Fees to Eastern National Title Agency	\$473.00				
08	Title - Settlement Fee to Eastern National Title Agency	\$795.00				
09						
10						
C. Services Borrower Did Shop For						
01						
02						
03						
04						
05						
06						
07						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$16,220.62				
Loan Costs Subtotals (A + B + C)		\$16,220.62				

Other Costs			
E. Taxes and Other Government Fees		\$14,150.00	
01	Recording Fees Deed: \$60.00 Mortgage: \$60.00	\$120.00	
02	City/County Tax/Stamps to Clerk of the Circuit Court	\$11,180.00	\$1,425.00
03	State Tax/Stamps to Clerk of the Circuit Court	\$2,850.00	
F. Prepays		\$1,131.60	
01	Homeowner's Insurance Premium (12 mo.) to Westwood Ins	\$392.00	
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (\$92.45 per day from 4/23/26 to 5/1/26)	\$739.60	
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing		\$368.97	
01	Homeowner's Insurance \$32.67 per month for 3 mo.	\$98.01	
02	Mortgage Insurance per month for mo.		
03	Property Taxes \$336.30 per month for 2 mo.	\$672.60	
04			
05			
06			
07			
08	Aggregate Adjustment	-\$401.64	
H. Other		\$6,227.05	
01	Capital Contribution to Locke Landing Condominium	\$525.00	
02	Capital Contribution to Riverfront at Locke Landing	\$160.00	
03	HOA/CDD/FFB to Halp Land Development Corp	\$225.17	
04	Homeowner's Dues to Riverfront at Locke Landing	\$317.36	
05	Homeowner's Dues to Locke Landing Condominium	\$396.72	
06	Property Taxes Borrower Paid to City of Baltimore	\$2,430.80	
07	Seller Closing Admin Fee to K. Hovnanian at Locke Landing,	\$398.00	
08	Title - Owner's Title Insurance (optional) to Eastern National Title Agency	\$1,774.00	
I. TOTAL OTHER COSTS (Borrower-Paid)		\$21,877.62	
Other Costs Subtotals (E + F + G + H)		\$21,877.62	

J. TOTAL CLOSING COSTS (Borrower-Paid)		\$38,098.24				
Closing Costs Subtotals (D + I)		\$38,098.24		\$1,433.93		
Lender Credits						



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$45,306.00	\$38,098.24	YES · See Total Loan Costs (D) and Total Other Costs (I) .
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$9,475.00	-\$9,475.00	NO
Down Payment/Funds from Borrower	\$28,550.00	\$28,550.00	NO
Deposit	-\$26,500.00	-\$26,500.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$30,000.00	-\$28,575.00	YES · See Seller-Paid column on page 2 and Seller Credits in Section L .
Adjustments and Other Credits	\$0	\$111.53	YES · See details in Section K .
Cash to Close	\$7,881.00	\$2,209.77	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION**K. Due from Borrower at Closing** **\$608,209.77**

01 Sale Price of Property \$570,000.00

02 Sale Price of Any Personal Property Included in Sale

03 Closing Costs Paid at Closing (J) \$38,098.24

04

Adjustments

05

06

07

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes 04/23/26 to 06/30/26 \$111.53

09 County Taxes to

10 Assessments to

11

12

13

14

15

L. Paid Already by or on Behalf of Borrower at Closing **\$606,000.00**

01 Deposit \$26,500.00

02 Loan Amount \$550,925.00

03 Existing Loan(s) Assumed or Taken Subject to

04

05 Seller Credit \$28,575.00

Other Credits

06

07

Adjustments

08

09

10

11

Adjustments for Items Unpaid by Seller

12 City/Town Taxes to

13 County Taxes to

14 Assessments to

15

16

17

CALCULATION

Total Due from Borrower at Closing (K) \$608,209.77

Total Paid Already by or on Behalf of Borrower at Closing (L) -\$606,000.00

Cash to Close ☒ **From** ☐ **To Borrower** **\$2,209.77****SELLER'S TRANSACTION****M. Due to Seller at Closing** **\$570,111.53**

01 Sale Price of Property \$570,000.00

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes 04/23/26 to 06/30/26 \$111.53

10 County Taxes to

11 Assessments to

12

13

14

15

16

N. Due from Seller at Closing **\$30,008.93**

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$1,433.93

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06

07

08 Seller Credit \$28,575.00

09

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to

15 County Taxes to

16 Assessments to

17

18

19

CALCULATION

Total Due to Seller at Closing (M) \$570,111.53

Total Due from Seller at Closing (N) -\$30,008.93

Cash ☐ **From** ☒ **To Seller** **\$540,102.60**

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender ☒ will allow, under certain conditions, this person to assume this loan on the original terms. ☐ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 4% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. ☒ do not have a negative amortization feature.

Partial Payments

Your lender ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan. ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. ☒ does not accept any partial payments. If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 101b E. Cromwell Street, Baltimore, MD 21230

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan ☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$6,526.85	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1	\$3,355.00	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues You may have other property costs.
Initial Escrow Payment	\$368.97	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$593.35	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,274,534.00
Finance Charge. The dollar amount the loan will cost you.	\$720,341.00
Amount Financed. The loan amount available after paying your upfront finance charge.	\$537,232.78
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.864 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	118.874 %



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☒ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	K. Hovnanian American Mortgage, LLC				Eastern National Title Agency Maryland, LLC.
Address	3601 Quantum Blvd Boynton Beach, FL 33426				13241 Woodland Park Road, Suite 501 Herndon, VA 20171
NMLS ID	3259				
MD License ID	9839				99935255
Contact	Larry Burke Henry				Rhonda M Pogreba
Contact NMLS ID	2019409				
Contact MD License ID	2019409				2070013
Email	lhenry@khov.com				foundersdocs@khov.com
Phone	561-509-2500				703-885-7330



Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Settlement Agent Eastern National Title Agency Maryland, LLC.

Additional Information About This Loan

Loan Disclosures

Escrow Account		
Escrow		
Escrowed Property Costs over Year 1	\$6,526.85	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Mortgage Insurance</i>

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Brian Egan Black

04/22/2026 4:13 PM PDT

Brian Egan BlackDATE

Encompass E-Close

Leveraging online closing technology to provide you a quicker, more accurate, and more enjoyable mortgage real estate closing experience.



REVIEW YOUR ENTIRE
LOAN PACKAGE ONLINE

E-SIGN MANY OF YOUR
CLOSING DOCUMENTS

ALL BUT ONE TO YOUR
IN-PERSON APPOINTMENT

The Steps



1

EMAIL INVITE

You will receive an email from your Closer when your Closing Documents are placed in the Encompass portal for [viewing](#)



2

LOGGING IN

When you click on the link in your email you will Login via the same portal you have used to sign documents throughout your loan process utilizing the same Authorization Code



3

REVIEW DOCS

Take this opportunity to review your loan documents by selecting the Closing Package task and click on View List. Please contact your Account Manager with any questions regarding your Closing Documents.



4

E-SIGN DOCS

On the morning of closing, please login and click on Open Documents on the [eSign Documents](#) card. When the documents open, click the NEXT button and then START to begin the [eSigning process](#)

Please ensure the [eSign](#) process is completed PRIOR to your scheduled closing appointment

**Save time at the
Settlement Agency
and get into your
new home today!**

Please contact your Account Manager with any questions.





Having difficulty finding your eSign documents for your closing with K. Hovnanian® American Mortgage?

Please scan the below code and select “Login”

The credentials used will be the same ones you have used throughout your homebuying experience.



Alternatively, you can go to KHOVMORTGAGE.COM and login through there.

Congratulations on your new home purchase!



Notice of Change Circumstances Reasons Closing Disclosure

Date of Change: **April 22, 2026**

Loan Number: **2510095210**

Borrower(s): **Brian Egan Black**

Property Address: **101b E. Cromwell Street
Baltimore, MD 21230**

Lender: **K. Hovnanian American Mortgage, LLC**

Previously, in connection with your loan application, you were provided Loan Estimate(s) and Closing Disclosure(s) that contained your loan costs and loan terms for the mortgage loan sought. For one or more of the following reasons indicated below, we are providing you with a revised Closing Disclosure:

- ☒ Change Circumstance affecting Settlement Charges;
- ☒ Change Circumstance affecting Eligibility. A changed circumstance affecting your creditworthiness or the value of the security for the loan changes, the loan costs or the loan terms;
- ☐ Revisions Requested by the Consumer. You requested changes to the mortgage loan sought that changes the loan costs or the loan terms;
- ☐ Interest Rate Dependent Charges;
- ☐ Rate Lock Expired;
- ☐ Other:

Changed Circumstance Description(s):
Settlement Fees Updated

Comments:
Updated Closing date to 4/23
Updated Prorations on page 3
Updated HOA fees in section H

Should you have questions regarding your revised Closing Disclosure or the Closing Date, please call **Larry Burke Henry, Lender Representative at 561-509-2500.**

